

Sharonn E. Thomas-Pope Case 18-17430
(Chapter 13 Filed 11/8/2018, Converted 1/23/2019)
Property Analysis - estimate closing for properties

property number

Status

Debtor's Ownership

Property address

Estimated Sales price (a) (A)

1	2	3	7	8	9	10	11	12	13	15	16	19	20	21	26	TOTAL FOR ALL PROPERTIES (net of partial ownership)	description
RENTAL - Inheritance	RENTAL - Gift	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL - Inheritance	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased	RENTAL- Purchased		
100%	100%	100%	100%	100%	100%	100%	100%	50%	100%	100%	100%	50%	100%	100%	50%		
3508 N 23rd ST, PA	2835 N Bonsall ST, PA	504 N 57th ST, PA	2924 N Ringgold ST, PA	2338 N Gratz ST, PA	5621 Walton ST, PA	6106 Oxford ST, PA	3330 W Sergeant ST, PA	1720 N Taney ST, PA	4712 Penn ST, PA	2509 W Lehigh Ave, PA	6563 Woodstock ST, PA	1633 N 26th ST, PA	5726 Hoffman Ave, PA	5728 Hoffman Ave, PA	3060 N Bonsall St, PA		
\$ 154,379	\$ 34,000	\$ 55,000	\$ 47,487	\$ 54,000	\$ 69,000	\$ 130,000	\$ 78,000	\$ 84,000	\$ 135,000	\$ 65,000	\$ 89,000	\$ 80,000	\$ 89,000	\$ 90,000	\$ 42,000	\$ 1,295,866	

Last Purchased Date

Estimated Basis per (b) (B)

12/19/2008	5/19/2003	4/15/1988	6/15/2004	8/26/2005	10/31/2005	4/20/1993	6/23/2004	11/7/2000	4/15/1999	6/13/1995	7/26/2001	2/27/2003	12/18/1997	12/18/1997	4/7/2005	total group
\$ 51,347	\$ 11,229	\$ 31,000	\$ 18,000	\$ 35,700	\$ 43,000	\$ 59,000	\$ 17,000	\$ 500	\$ 49,000	\$ 27,500	\$ 27,617	\$ 6,500	\$ 18,000	\$ -	\$ 28,000	\$ 423,393

Estimated Depr through 2017 (C)

PY Depr - 2018 (C)

Total Depr (c) (C)

\$ 27,801	\$ 5,614		\$ 5,681	\$ 16,788	\$ 20,448	\$ 56,617	\$ 14,183	\$ 188	\$ 28,119	\$ 25,455	\$ 21,472	\$ 2,805				\$ 225,170
\$ 2,199	\$ 401	\$ -	\$ 437	\$ 1,399	\$ 1,704	\$ 2,383	\$ 1,091	\$ 313	\$ 2,163	\$ 1,545	\$ 1,342	\$ 446	\$ 1,745	\$ 1,745	\$ -	\$ 18,912
\$ 30,000	\$ 6,015	\$ -	\$ 6,118	\$ 18,187	\$ 22,152	\$ 59,000	\$ 15,274	\$ 500	\$ 30,282	\$ 27,000	\$ 22,814	\$ 3,250	\$ 1,745	\$ 1,745	\$ -	\$ 244,082

Closing Costs

Realtor Fees (estimated 6%)

Other Closing (estimated 3%)

City Water Liens (per petition)

Water Repair

L&I Debt

Trash Fees

TOTAL OTHER LIENS

Property Tax € www.phila.gov

TOTAL LIENS

\$ 9,263	\$ 2,040	\$ 3,300	\$ 2,849	\$ 3,240	\$ 4,140	\$ 7,800	\$ 4,680	\$ 5,040	\$ 8,100	\$ 3,900	\$ 5,340	\$ 4,800	\$ 5,340	\$ 5,400	\$ 2,520	\$ 77,752	paid at closing
\$ 4,631	\$ 1,020	\$ 1,650	\$ 1,425	\$ 1,620	\$ 2,070	\$ 3,900	\$ 2,340	\$ 2,520	\$ 4,050	\$ 1,950	\$ 2,670	\$ 2,400	\$ 2,670	\$ 2,700	\$ 1,260	\$ 38,876	paid at closing
\$ 18,491	\$ 6,429	\$ 3,736	\$ 3,177	\$ 7,869	\$ 862	\$ 6,478	\$ 2,607	\$ 98	\$ 20,631	\$ 10,693	\$ 5,597	\$ 11,781	\$ 9,058	\$ 67	\$ 51	\$ 107,624	paid at closing
\$ -	\$ -								\$ 864			\$ 264				\$ 1,128	paid at closing
				\$ 645					\$ 168	\$ -						\$ 813	paid at closing
\$ 8,971						\$ 3,587			\$ 8,961	\$ 8,961			\$ 2,507			\$ 32,986	paid at closing
\$ 6,994	\$ 14,445	\$ 6,836	\$ 14,449	\$ 6,641	\$ 2,538	\$ 5,346	\$ 5,154	\$ 2,174	\$ 28,168	\$ 14,694	\$ 8,136	\$ 1,944	\$ 1,504	\$ 7,813	\$ 4,253	\$ 131,089	paid at closing
\$ 8,535	\$ 5,401	\$ -	\$ 4,023	\$ -	\$ -	\$ -	\$ 3,700	\$ 3,375	\$ -	\$ 7,959	\$ -	\$ 6,374	\$ 1,738	\$ 6,752	\$ 441	\$ 48,297	paid at closing
\$ 56,885	\$ 29,335	\$ 15,522	\$ 25,923	\$ 20,016	\$ 9,610	\$ 27,111	\$ 18,481	\$ 13,207	\$ 70,942	\$ 48,156	\$ 21,743	\$ 27,563	\$ 22,816	\$ 22,732	\$ 8,525	\$ 438,565	

Deductible selling (d)

Non-deductible

\$ 56,885	\$ 29,335	\$ 15,522	\$ 25,923	\$ 20,016	\$ 9,610	\$ 27,111	\$ 18,481	\$ 13,207	\$ 70,942	\$ 48,156	\$ 21,743	\$ 27,563	\$ 22,816	\$ 22,732	\$ 8,525	\$ 438,565	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

ESTIMATED GAIN/(LOSS)

(a)-(b)+(c)-(d)

\$ 76,146	\$ (548)	\$ 8,478	\$ 9,682	\$ 16,471	\$ 38,542	\$ 102,889	\$ 57,793	\$ 70,793	\$ 45,340	\$ 16,344	\$ 62,454	\$ 49,187	\$ 49,929	\$ 69,013	\$ 5,475	\$ 677,990	
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PA Tax (3.07%); NJ (from tax table)

Fed Tax on Cap Gains (15%)

Fed Tax on Ordinary Income (30%)

Total Estimated Estate Taxes

\$ 2,338	\$ (17)	\$ 260	\$ 297	\$ 506	\$ 1,183	\$ 3,159	\$ 1,774	\$ 2,173	\$ 1,392	\$ 502	\$ 1,917	\$ 755	\$ 1,533	\$ 2,119	\$ 168	\$ 20,059	reserved and paid to trustee
\$ 6,922	\$ (82)	\$ 1,272	\$ 535	\$ 2,471	\$ 2,459	\$ 6,583	\$ 6,378	\$ 10,544	\$ 2,259	\$ 2,452	\$ 5,946	\$ 3,445	\$ 7,228	\$ 10,090	\$ 821	\$ 69,321	reserved and paid to trustee
\$ 9,000	\$ -	\$ -	\$ 1,835	\$ -	\$ 6,646	\$ 17,700	\$ 4,582	\$ 150	\$ 9,085	\$ -	\$ 6,844	\$ 488	\$ 524	\$ 524	\$ -	\$ 57,377	reserved and paid to trustee
\$ 18,260	\$ (99)	\$ 1,532	\$ 2,667	\$ 2,976	\$ 10,287	\$ 27,442	\$ 12,734	\$ 12,867	\$ 12,735	\$ 2,953	\$ 14,708	\$ 4,688	\$ 9,284	\$ 12,732	\$ 989	\$ 146,757	reserved and paid to trustee

Estimated Mortgages on Property

Estimated Available Cash after Payments to Lenders & Taxes

\$ 10,019	\$ -	\$ 9,671	\$ 5,155	\$ 20,841	\$ 29,176	\$ 16,155	\$ 10,019	\$ -	\$ 34,760	\$ -	\$ 50,914	\$ 24,726	\$ 6,838	\$ 50,000	\$ -	\$ 268,274	
\$ 69,215	\$ 4,764	\$ 28,275	\$ 13,742	\$ 10,166	\$ 19,927	\$ 59,292	\$ 36,766	\$ 57,926	\$ 16,563	\$ 13,891	\$ 1,635	\$ 23,023	\$ 50,062	\$ 4,536	\$ 32,486	\$ 442,270	

Amount for joint owner

60% of net cash at closing after reserve for taxes as payment on additional city liens

carve out for professionals and unsecured claims paid to trustee

allocation of estimated Available Cash after

Payments to Lenders & Taxes

FROM TOTAL WORKSHEET

Proof

Deposit received by Estate

								\$ 35,397				\$ 13,855			\$ 16,738	\$ 65,990	to be paid to joint owner
\$ 41,529	\$ 2,859	\$ 16,965	\$ 8,245	\$ 6,100	\$ 11,956	\$ 35,575	\$ 22,060	\$ 13,518	\$ 9,938	\$ 8,334	\$ 981	\$ 5,501	\$ 30,037	\$ 2,722	\$ 9,449	\$ 225,768	paid at closing to city
\$ 27,686	\$ 1,906	\$ 11,310	\$ 5,497	\$ 4,067	\$ 7,971	\$ 23,717	\$ 14,706	\$ 9,012	\$ 6,625	\$ 5,556	\$ 654	\$ 3,667	\$ 20,025	\$ 1,814	\$ 6,299	\$ 150,512	reserved and paid to trustee
\$ 69,215	\$ 4,764	\$ 28,275	\$ 13,742	\$ 10,166	\$ 19,927	\$ 59,292	\$ 36,766	\$ 57,926	\$ 16,563	\$ 13,891	\$ 1,635	\$ 23,023	\$ 50,062	\$ 4,536	\$ 32,486	\$ 442,270	
\$ 69,215	\$ 4,764	\$ 28,275	\$ 13,742	\$ 10,166	\$ 19,927	\$ 59,292	\$ 36,766	\$ 57,926	\$ 16,563	\$ 13,891	\$ 1,635	\$ 23,023	\$ 50,062	\$ 4,536	\$ 32,486	\$ 442,270	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 12,000	\$ 3,400	\$ 5,500	\$ 3,800	\$ 5,400	\$ 5,000	\$ 6,500	\$ 7,800	\$ 8,000	\$ 10,000	\$ 6,500	\$ 8,900	\$ 5,000	\$ 4,450	\$ 4,450	\$ 4,200	\$ 100,900	